LOT 13
PERRET PLANTATION PHASE #1
PB 6/144-145

BLEVINS NIKKOLAS
35601 GLORY ROAD
CALLAHAN, FL 32011

2024

12-2N-24-1640-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

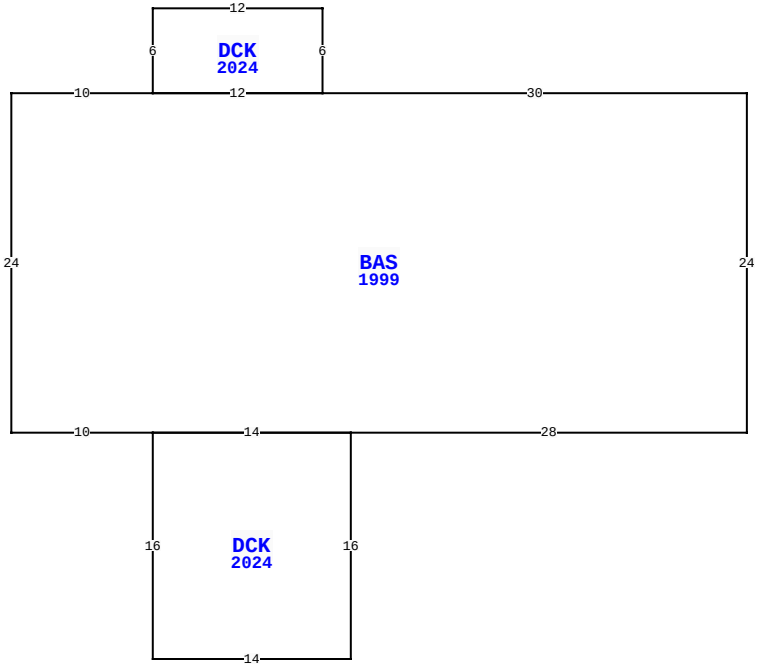
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	87,178
DCK	72	15	11	768
DCK	224	15	34	2,375
TOTALS	1,544		1,293	90,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,293	141.1200	105.84	136,851	1999	2010	0	0	0	34.00	66.00

1 M/H 94+ – 0% - 2024 Heated Area: 1248 HX Base Yr



35601 GLORY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	90,322
TOTAL MARKET OB/XF VALUE	6,672
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	126,994
SOH/AGL Deduction	0
ASSESSED VALUE	126,994
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,994
TOTAL JUST VALUE	126,994
NCON VALUE	2,397
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992729	MH MOVE-ON	0	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2659/1603	8/02/2023	WD	Q	I	01	170,000
GRANTOR: JAMES DEBRA M						
GRANTEE: BLEVINS NIKKOLAS						
0894/1940	8/11/1999	WD	U	V	07	100
GRANTOR: M E PERRET INC						
GRANTEE: JAMES HARRY H JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W30 W12 W10 S24 E10 E14 E28 N24 $
DCK=[YR=2024;ORIG=-42,24] E14 S16 W14 N16 $
DCK=[YR=2024;ORIG=-42,-6] E12 S6 W12 N6 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0812	CONCRETE C	0	0	0	0	1,223.00	SF	4.00	4.00	100	1999	1999	3	77	3,767	

LAND DESCRIPTION

TOTAL OB/XF 6,672

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 12/01/2023 BY WW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS